




Administrative Alternates



DEVELOPMENT SERVICES DEPARTMENT

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | efax 919-996-1831

Administrative Alternate Request: <i>Requested in accordance with UDO Section 10.2.17</i>	OFFICE USE ONLY
Section(s) of UDO affected: BUILD-TO Standards for Chapter 3 Mixed Use Districts Sec. 3.4.5. Parking Limited (-PL) Provide an explanation of the alternate requested, along with an applicant's statement of the findings Please see attached narrative Provide all associated case plan numbers including zoning and site plan: Project is a "Plot Plan"; no preliminary review; Transaction Number for Concurrent Review: 525160	Transaction Number

Property Address 3810 New Bern Avenue, Raleigh, NC 27610		Date 06/07/2018
Property PIN 1724-65-1512	Current Zoning CX-3-PL	
Nearest Intersection New Bern Avenue & Plainview Drive		Property size (in acres) .83
Property Owner American Properties Holdings, LLC (Attn: Charles T. Bell) 2701 E Millbrook Rd Raleigh, NC 27604-2811	Phone 919-847-7700 EXT: 200	Mail
	Email cs@americanprideus.com	
Project Contact Person David Brown/WithersRavenel	Phone 919-610-7696	Mail
	Email dbrown@withersravenel.com	
Property Owner Signature 	Email	
Notary Sworn and subscribed before me this <u>7th</u> day of <u>June</u> , 20 <u>18</u> My commission Expires <u>3/23/2020</u>	Notary Signature and Seal  	

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Property Address		Date
Property PIN	Current Zoning	
Nearest Intersection		Property size (in acres)
Property Owner	Phone	Mail
	Email	
Project Contact Person	Phone	Mail
	Email	
Property Owner Signature	Email	
Notary Sworn and subscribed before me this _____ day of _____, 20____	Notary Signature and Seal	

June 6, 2018

Mr. Carter Pettibone,
Urban Design Center/City Planning Department
City of Raleigh
P. O. Box 590
Raleigh, North Carolina 27602

**RE: AMERICAN PRIDE EXPRESS – ADMINISTRATIVE ALTERNATE REQUEST
3810 NEW BERN AVENUE (City of Raleigh Transaction # 525160)**

Carter:

Thank you for your assistance and guidance in the preparation of the attached application for Administrative Alternate for the above-referenced property. The subject property is zoned CZ-3-PL, and the proposed land use is an automated car wash that is under review by the City of Raleigh as a "Plot Plan" (transaction #525160).

The specific nature of this building's function and the dimensional features of the lot do not readily comply with the City of Raleigh UDO standards for "Build-To" as prescribed in section 3.4.5 (Parking Limited Frontage). We respectfully request an appointment to present our case for an Administrative Alternate to the Raleigh Appearance Commission on June 21, 2018.

The attached Plot Plan illustrates our team's proposed solution to meet the intent of UDO Section 3.4.5, where the architect proposes a masonry screen wall utilizing the same building material proposed for the car-wash building. The screen wall will extend the street edge, and provide the requested spatial definition adjacent to New Bern Avenue.

In response to the five (5) criteria for review of the Build-to Administrative Alternate, we offer the following responses:

1. The approved alternate meets the intent of the build-to regulations;

RESPONSE: The extension of the architectural wall meets the intent of the regulation.

2. The approved alternate conforms to the Comprehensive Plan and adopted City plans;

RESPONSE: It is our opinion that the architectural wall extension is in conformance with the goals of the city's Comprehensive Plan. We are not aware of any area or corridor plan feature for this area where the proposed solution would not be consistent.

3. The approved alternate does not substantially negatively alter the character-defining street wall or establish a build-to pattern that is not harmonious with the existing built context;

RESPONSE: The proposed solution does not negatively impact the character of the street edge/street wall. This project appears to be one of the first properties to be developed or re-developed under the UDO, and we believe the plan is harmonious with the existing built context.



WithersRavenel

Our People. Your Success.

4. The change in percentage of building that occupies the build-to area or increased setback does not negatively impact pedestrian access, comfort or safety; and

RESPONSE: We agree that the proposed solution does not negatively impact pedestrian access, comfort or safety.

5. Site area that would have otherwise been occupied by buildings is converted to an outdoor amenity area under Sec. 1.5.3.B.

RESPONSE: Amenity Area is provided to replace Build-to footprint, please refer to attached Plot Plan.

Please contact me if you have any questions or if we can provide any additional information for your review. We will forward our PowerPoint presentation to you next Thursday, and will include architectural elevations of the proposed building and landscape walls facing New Bern Avenue.

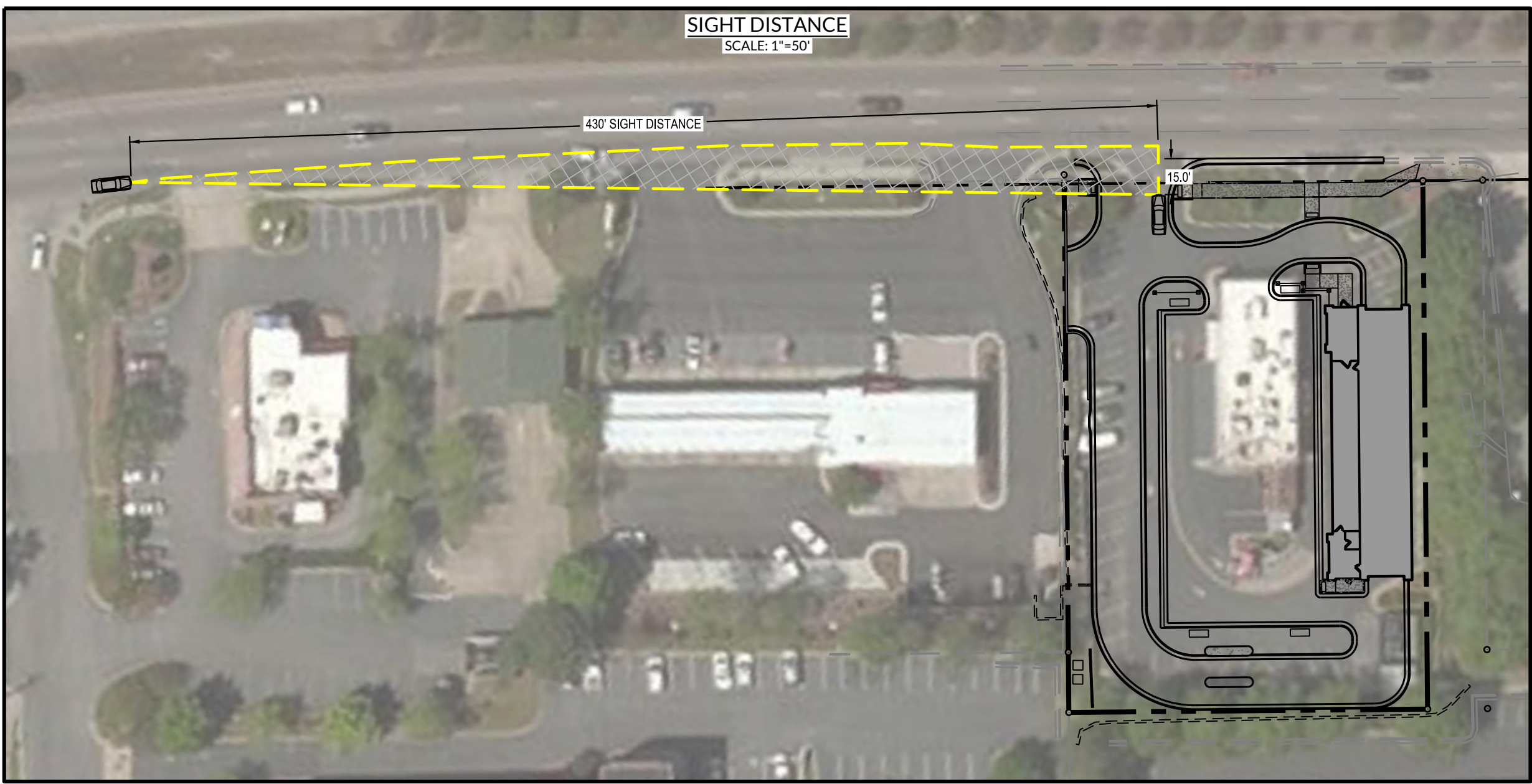
Sincerely,

WithersRavenel

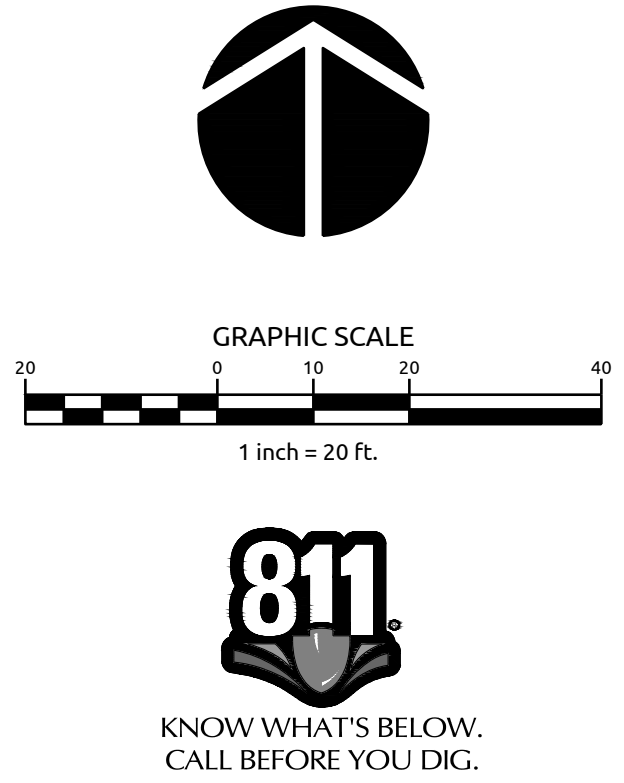
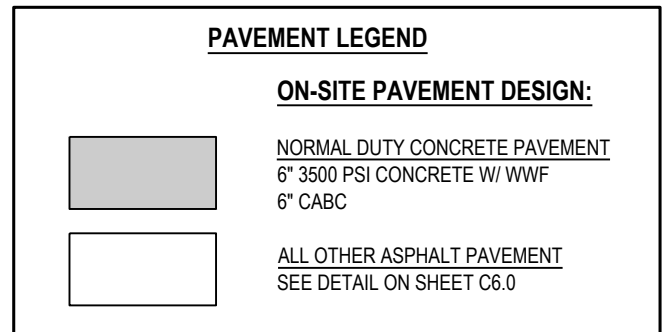
David F. Brown, PLA, LEED AP

Cc: Paul Devlin, Ryan Fisher, Jim Schereer, Chris Stallings

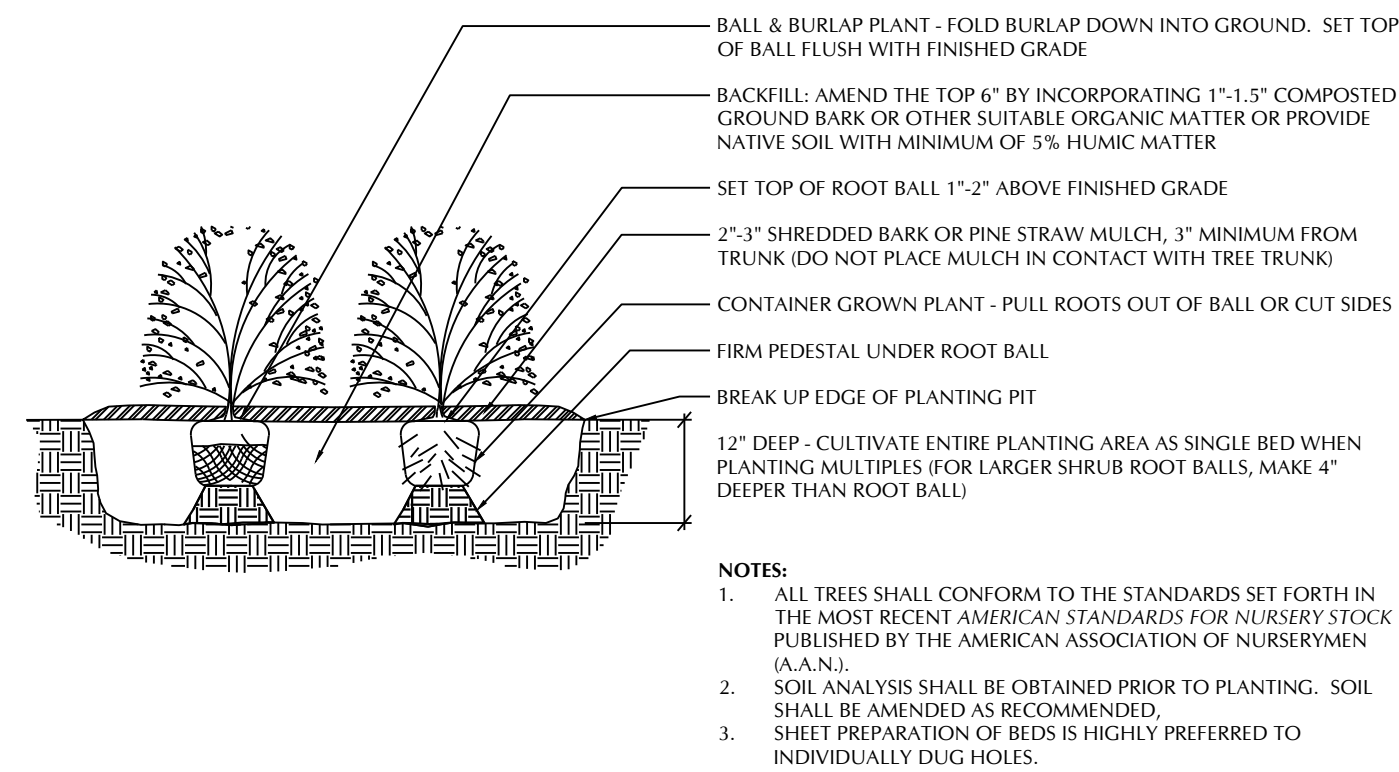
Attachments:



1. BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY: ALSEY J. GILBERT, P.L.S
442 J EAST MAIN STREET
CLAYTON, N.C. 27520
TEL. 919-553-5109
2. ALL PAVING AND GRADING WORK SHALL BE IN ACCORDANCE WITH APPLICABLE NCODOT AND CITY OF RALEIGH SPECIFICATIONS.
3. ALL MATERIALS AND METHODS OF INSTALLATION TO BE IN ACCORDANCE WITH CITY OF RALEIGH SPECIFICATIONS.
4. CONTRACTOR SHALL CALL 811 TO VERIFY UNDERGROUND UTILITY LOCATIONS.
5. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR LOCATIONS OF ROOF DRAINS. ROOF DRAINS SHALL BE CONNECTED TO THE CLOSEST STORM INLET OR AS SHOWN ON THE ARCHITECTURAL LOCATIONS ARE BASED ON PRELIMINARY INFORMATION FROM THE ARCHITECT AND ARE SUBJECT TO CHANGE AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION.
6. ALL CURB AND GUTTER ON UPHILL SIDE MUST BE CONSTRUCTED TO SPILL.
7. ALL STORM DRAINAGE INLETS SHALL BE NCODOT PRECAST TYPE. ALL STORM DRAINAGE PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED.
8. THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION CONFERENCE WITH ALL CITY DEPARTMENTS.
9. THIS SITE WILL UTILIZE THE DUMPSTER ON THE ADJACENT AMERICAN PAPER SITE. A CROSS ACCESS AND USE AGREEMENT WILL BE REQUIRED TO BE RECORDED PRIOR TO C.O.
10. ALL CURB RADIUS SHALL BE MEASURED FROM THE BACK OF CURB UNLESS OTHERWISE NOTED.



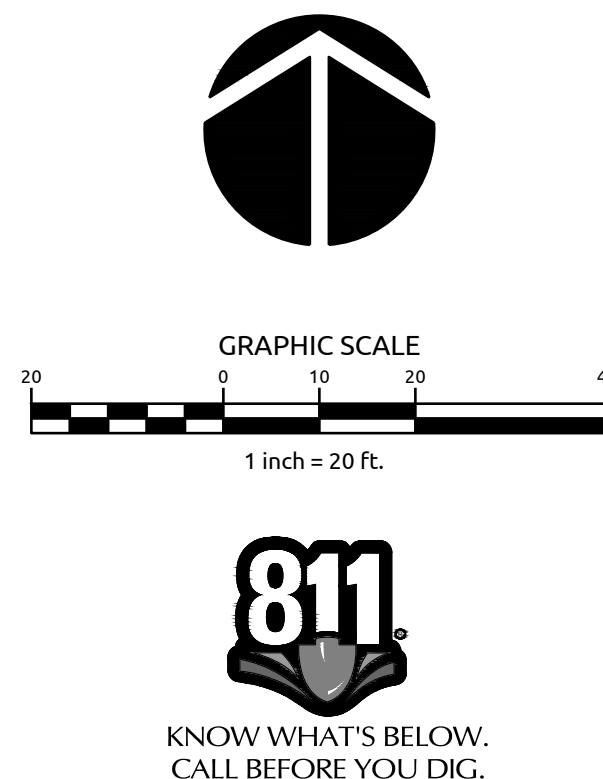
CONCURRENT REVIEW APPROVAL	
CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION	
<p>Plans for the proposed use have been reviewed for general compliance with applicable codes. The proposed review and authorization for construction is not to be considered to represent total compliance with all legal requirements for development and construction. The property owner, design consultants, and contractors are each responsible for compliance with all applicable City, State, and Federal Laws. This specific authorization below is not a permit, nor shall it be construed to permit any violation of City, State or Federal Law. All construction must be in accordance with Local, State, and Federal Rules and Regulations.</p>	
TRANSPORTATION FIELD SERVICES	
PUBLIC UTILITIES	
STORMWATER	
PLANNING/ZONING	
FIRE	
URBAN FORESTRY	
SITE ACCESSIBILITY	



GENERAL LANDSCAPE NOTES

1. THIS PLAN IS FOR PLANTING PURPOSES ONLY. FOR INFORMATION REGARDING GRADING, WALK, ETC., REFER TO THE SITE AND GRADING PLANS.
2. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS AND NCDOT, IF APPLICABLE.
3. NO CHANGES TO ANY ASPECT OF THIS SITE PLAN, INCLUDING BUT NOT LIMITED TO LANDSCAPING, GRADING, BUILDING ELEVATIONS (ESPECIALLY COLOR), LIGHTING, OR UTILITIES WILL BE MADE WITHOUT THE APPROVAL OF THE GOVERNING MUNICIPALITY.
4. THE SITE SHALL BE STABILIZED AND SEEDED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY (CO).
5. ALL ABOVE-GROUND HVAC EQUIPMENT AND UTILITY DEVICES (TO INCLUDE, BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS, ELECTRICAL TRANSFORMERS, BACKFLOW-DEVICES, HOT WATER HEATERS, ETC.) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE, OR WALL.
6. ALL PLANTS AND PLANTING PROCEDURES SHALL MEET OR EXCEED A.S.A. STANDARDS AS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" 2000 OR LATER EDITION.
7. ALL TREES AND SHRUB SHALL BE FULL, WELL-BRANCHED PLANTS WHICH ARE CHARACTERISTIC TO THE SPECIES.
8. ALL PLANT BEDS TO BE MULCHED WITH A MINIMUM OF 3" DOUBLE SHREDDED HARDWOOD MULCH; MAXIMUM PARTICLE SIZE, NO PINE STRAND PERMITTED.
9. APPLY PRE-EMERGENT HERBICIDE TO ALL NEW PLANTING BEDS AT MANUFACTURER'S RECOMMENDATIONS PRIOR TO INSTALLATION OF ANY PLANT MATERIAL.
10. TOPSOIL SHALL BE SPREAD OVER THE ENTIRE LANDSCAPE AREA TO A DEPTH OF AT LEAST 4 INCHES IN LAWN AREAS AND 6 INCHES IN SHRUB AND GROUNDCOVER BEDS.
11. FINAL LOCATION OF ALL TURF AREAS SHALL BE APPROVED BY ORLANDO LANDSCAPE ARCHITECT.
12. LOCATION AND QUANTITY OF PLANT MATERIAL TO BE REVIEWED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
13. VERIFICATION OF PLANT QUANTITIES SHOWN ON THIS PLAN SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
14. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED UTILITIES PRIOR TO INSTALLATION OF ANY PLANT MATERIAL. IF CONFLICTS OCCUR, PLANT LOCATIONS SHOULD BE ADJUSTED AND APPROVED BY ORLANDO LANDSCAPE ARCHITECT BEFORE ANY HOLE IS DUG.
15. WITHIN THE STRIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FENCE, WALL, SIGN, LIGHT, OR PARKED VEHICLE.

PLANT SCHEDULE									
	QTY	KEY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	HEIGHT	NOTES	
SHADE TREES	4	MAS	Magnolia stellata	Star Magnolia	B&B	2"	8'-10'	FIELD GROWN	
	4	PIC	Pistacia chinensis	Chinese Pistache	B&B	3.5"	10'	FIELD GROWN	
SHRUBS	28	CAH	Callierpa americana	Beweenberry	CONT.	3 GAL	4'	PURGE	
	19	CTL	Calycanthus floridus 'radiatus'	Sweet shrub	CONT.	3 GAL	4'	FULLY ROOTED	
GROUND COVER	85	MCP	Muhlenbergia capillaris	Pink Muhly Grass	CONT.	3.5 PLUG	2.5" LINER	TRIMMED	
	87	PHS	Phlox subulata	Moss phlox / Creeeping phlox	CONT.	4"	FLATS OF 10	WHITE F X 1" GRID	
TURF	1600 SF	TURF	Cynodon dactylon (L.) Pers.	TIF TURF Bermuda	SOD	PLANT PER SUPERBOD SPECS			



CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

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TRANSPORTATION FIELD SERVICES _____

PUBLIC UTILITIES _____

STORMWATER _____

PLANNING/ZONING _____

FIRE _____

URBAN FORESTRY _____

SITE ACCESSIBILITY _____

TRANSACTION NUMBER: 525160

PLOT PLAN/CONCURRENT REVIEW FOR AMERICAN PRIDE XPRESS CARWASH

3810 NEW BERN AVENUE, RALEIGH, N.C.

LANDSCAPE PLAN

Job No.	02170329	Drawn By	WFR
Date	6/8/2018	Designer	WFR

FOR PERMIT REVIEW ONLY

NORTH CAROLINA
LANDSCAPE
PRELIMINARY
NOT APPROVED FOR
CONSTRUCTION
DAVID F. BROW

Revisions

Sheet No. _____

L1.0

1115 MacKenan Drive | Cary, NC 27511 | t: 919.469.3340 | license #: C-0832 | www.withersravenel.com